

26 Glebe Road, Appleby-In-Westmorland - CA16 6RT

Guide Price **£195,000**

PFK

26 Glebe Road

Appleby-In-Westmorland

An attractive two-bedroom end-of-terrace bungalow, conveniently positioned on the desirable Glebe Road and within easy reach of the local town amenities. Well presented throughout, this lovely home offers nicely proportioned accommodation, thoughtfully arranged to provide comfortable and practical single-storey living, together with driveway parking, a detached garage and a particularly appealing rear garden.

The property is entered via a welcoming entrance hall, which benefits from a useful cloaks cupboard and provides access to both the kitchen and living room.

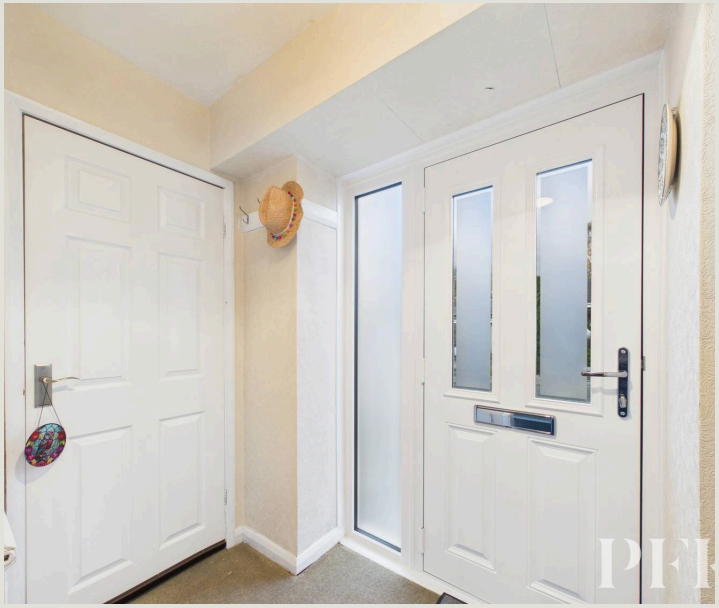
The living room is a spacious and inviting reception room, enjoying plenty of natural light from its large front-facing window. From here, a door leads through to the inner hallway, which provides access to the remaining accommodation.

Positioned to the side of the property, the kitchen is fitted with a range of wall and base units, incorporating an integrated cooker, gas hob and extractor fan. A stainless steel sink is situated beneath the side-facing window, while there is space for a washing machine and the wall-mounted boiler is also housed within the room. An external door provides convenient access outside.

The inner hallway leads to two comfortable double bedrooms, both enjoying a pleasant rear aspect overlooking the delightful garden. A contemporary shower room completes the accommodation, fitted with a WC, wash basin and fully tiled shower cubicle.







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Externally, the property enjoys an attractive front garden, largely laid to lawn and complemented by flower beds. A tarmacadam driveway runs alongside the garden and property, providing parking for approximately two vehicles and leading to a detached single garage.

The rear garden is a particularly lovely feature, offering a generous and pleasantly private outdoor space. Thoughtfully arranged, it combines flagged patio areas, lawn, established flower beds and shrubs, together with a good-sized woodchip area which provides a blank canvas for its next owners to personalise. A greenhouse and garden shed complete the garden, offering useful additional storage and space for those with an interest in gardening.

Combining a convenient location, well-presented accommodation and a generous garden, this delightful bungalow offers an excellent opportunity for those seeking comfortable single-storey living. An internal viewing is highly recommended to appreciate all that this lovely home has to offer.













26 Glebe Road

Appleby-In-Westmorland

Appleby is an historic market town located just 14 miles south-east of Penrith and Junction 40 of the M6. The A66 bypasses the town and gives good access to the north, the Lake District National Park and also to the A1 at Scotch Corner. The town is served by a variety of small supermarkets, general shops, schools, numerous sports clubs and a railway station on the scenic Settle to Carlisle line.

- Well-Positioned 2 Bed Bungalow
- Well-Presented and Maintained
- Off-road driveway parking
- Single Detached Garage
- Front Garden and Generous Rear Garden
- Desirable Location on Outskirts of Appleby
- Tenure - Freehold
- Council Tax Band - B
- EPC rating D

ACCOMMODATION

Entrance Hall
6' 6" x 3' 4" (1.99m x 1.01m)

Lounge / Diner
11' 0" x 16' 1" (3.35m x 4.89m)

Kitchen
8' 4" x 9' 7" (2.53m x 2.92m)

Inner Hall

Shower Room
5' 4" x 6' 6" (1.62m x 1.97m)

Bedroom 1
11' 1" x 12' 0" (3.37m x 3.67m)

Bedroom 2
8' 3" x 8' 5" (2.52m x 2.57m)

EXTERNAL

Garage and Parking
7' 9" x 17' 11" (2.37m x 5.45m)

Front and Rear Gardens







ADDITIONAL INFORMATION

Services
Mains electricity, gas, water and drainage. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

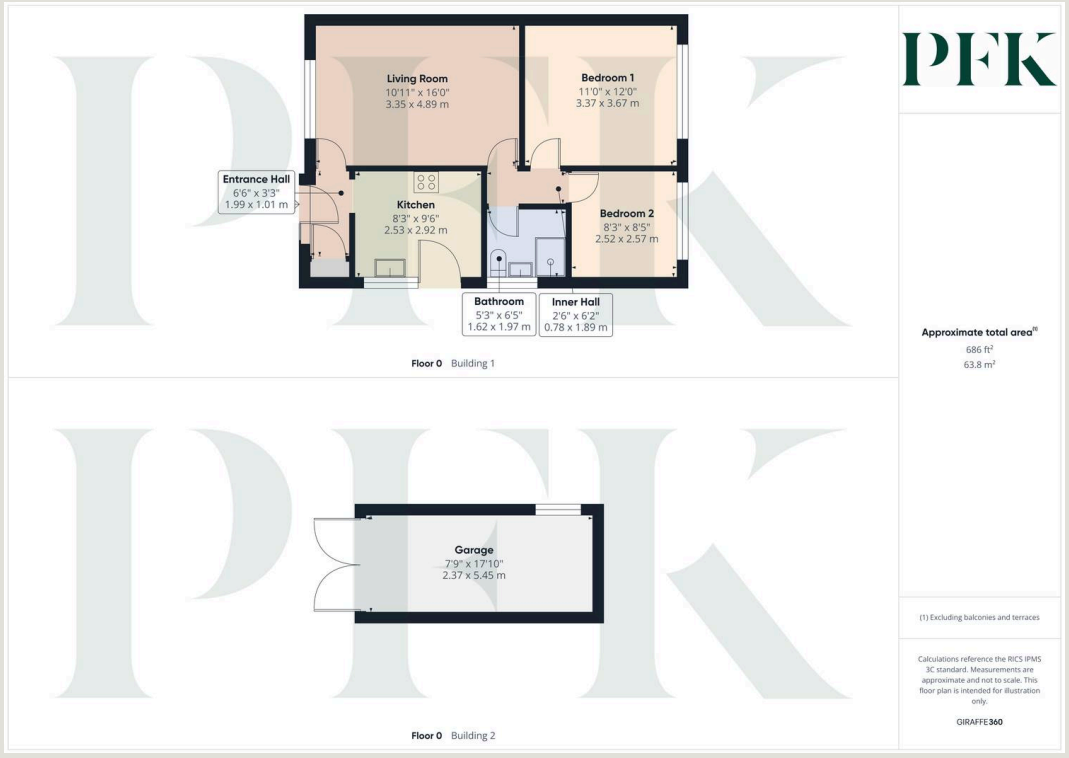
Directioms
The property can be located by using What3Words - ///passion.vesting.juicy or via the Post Code CA16 6RT. A For Sale board has also been erected for identifying purposes.

Referrals & Other Payments
PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.








Living Room
10'11" x 16'0"
3.35 x 4.89 m
Bedroom 1
11'0" x 12'0"
3.37 x 3.67 m
Entrance Hall
6'6" x 3'3"
1.99 x 1.01 m
Kitchen
8'3" x 9'6"
2.53 x 2.92 m
Bedroom 2
8'3" x 8'5"
2.52 x 2.57 m
Bathroom
5'3" x 6'5"
1.62 x 1.97 m
Inner Hall
2'6" x 6'2"
0.78 x 1.89 m
Floor 0 Building 1
Garage
7'9" x 17'10"
2.37 x 5.45 m
Floor 0 Building 2
PFK
Approximate total area(1)
686 ft²
63.8 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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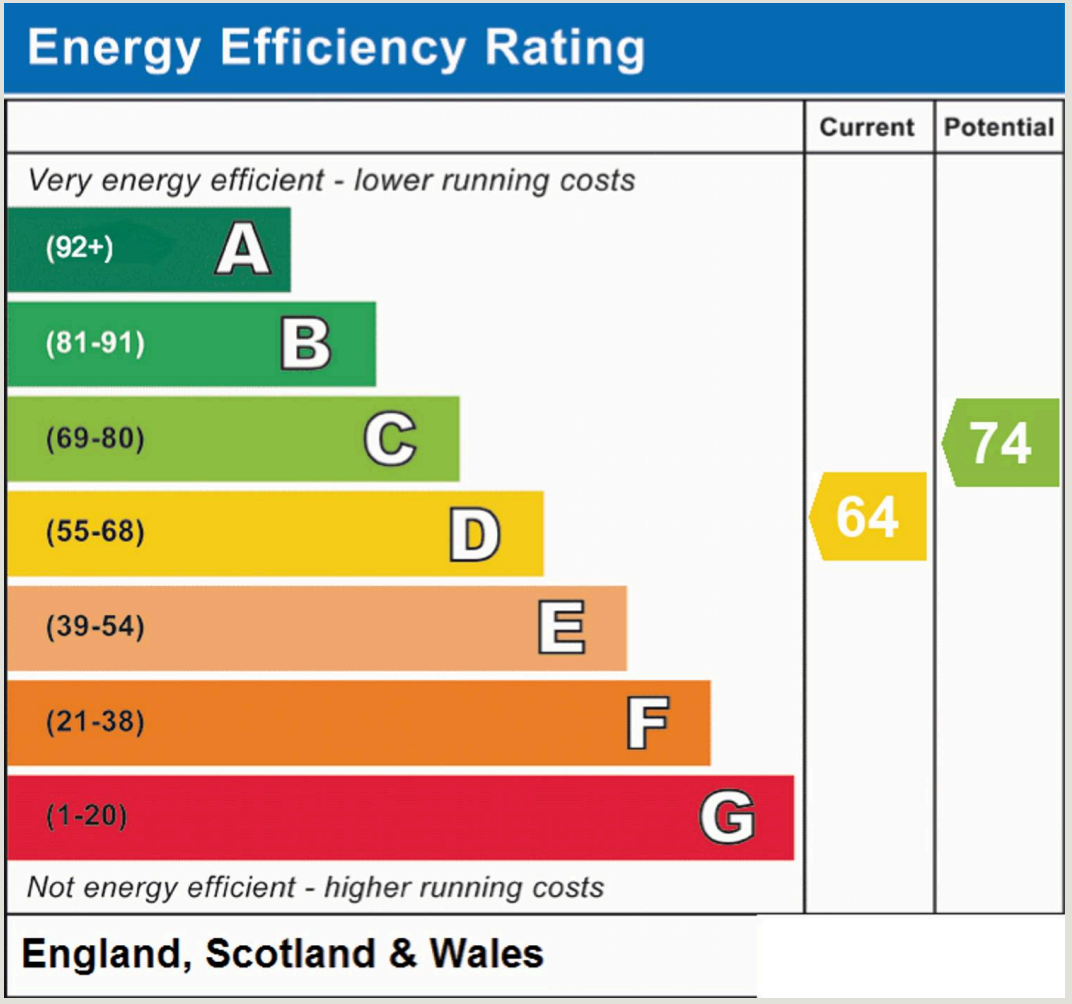
Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
64
74
England, Scotland & Wales



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